

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Washington County Consortium

State: OR

PJ's Total HOME Allocation Received: \$21,896,361

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 6			
% of Funds Committed	91.37 %	93.40 %	3	90.66 %	62	59	
% of Funds Disbursed	86.32 %	84.95 %	3	81.06 %	74	70	
Leveraging Ratio for Rental Activities	7.5	5.1	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	86.42 %	94.91 %	5	81.27 %	31	32	
% of Completed CHDO Disbursements to All CHDO Reservations***	55.17 %	77.18 %	6	68.23 %	21	24	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.25 %	89.33 %	6	79.86 %	30	31	
% of 0-30% AMI Renters to All Renters***	30.33 %	52.66 %	6	44.82 %	24	26	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.85 %	1	94.65 %	100	100	
Overall Ranking:			In State:	5 / 6	Nationally:	34 41	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$51,530	\$42,860		\$25,419	211 Units	61.00 %	
Homebuyer Unit	\$24,279	\$13,207		\$14,530	54 Units	15.60 %	
Homeowner-Rehab Unit	\$14,421	\$18,827		\$20,251	81 Units	23.40 %	
TBRA Unit	\$0	\$1,411		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washington County Consortium OR

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$96,597	\$129,976	\$15,429
State:*	\$101,987	\$111,778	\$19,268
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.02

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	52.1	53.7	91.4	0.0
Black/African American:	2.4	1.9	1.2	0.0
Asian:	0.9	7.4	1.2	0.0
American Indian/Alaska Native:	0.0	3.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.9	1.9	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.9	0.0	0.0	0.0
Asian/Pacific Islander:	1.9	1.9	2.5	0.0

ETHNICITY:

Hispanic	40.8	29.6	3.7	0.0
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HOUSEHOLD SIZE:

1 Person:	29.4	20.4	33.3	0.0
2 Persons:	12.3	11.1	24.7	0.0
3 Persons:	14.7	16.7	11.1	0.0
4 Persons:	21.3	24.1	14.8	0.0
5 Persons:	13.3	13.0	7.4	0.0
6 Persons:	3.8	9.3	3.7	0.0
7 Persons:	2.4	0.0	2.5	0.0
8 or more Persons:	2.8	5.6	2.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	19.9	18.5	25.9	0.0
Elderly:	13.7	1.9	29.6	0.0
Related/Single Parent:	23.7	24.1	11.1	0.0
Related/Two Parent:	37.0	53.7	16.0	0.0
Other:	5.7	1.9	17.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	20.9	1.9 [#]
HOME TBRA:	0.0	
Other:	9.5	
No Assistance:	69.7	

of Section 504 Compliant Units / Completed Units Since 2001 150

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washington County Consortium

State: OR

Group Rank: 34
(Percentile)

State Rank: 5 / 6 PJs

Overall Rank: 41
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	86.42	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	55.17	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.25	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.77	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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